

Frankfort Architectural Review Board

February 19, 2008

Members Present:	Roger Stapleton Charlie Booe Donald Perry
Members Absent:	John Downs Andy Casebier

There being a quorum, the meeting proceeded.

The first item of business was approval of the January 22, 2008 minutes. Mr. Downs made a motion to approve the minutes. The motion was seconded by Mr. Stapleton and carried unanimously.

The next item of business was a request from Sky Properties, LLC for a Certificate of Appropriateness for the replacement of all wood windows in the existing apartment buildings (except the basement) with vinyl windows for the principle structures located at 215 Capital Avenue, zoned "SC" Special Capital District.

Maya DeRosa, City Planning Supervisor was present for the staff report. She explained that the applicant is requesting to replace all the windows (except in the basement) at Williamsburg Terrace Apartments on Capital Avenue. She stated that the property is surrounded by offices and residences. She went over a slide show as she explained there are five buildings with lots of windows that vary in size. She stated that the applicant wishes to replace these windows for better energy efficiency. She stated that the applicant proposed to maintain the size and design of the windows. Ms. DeRosa stated that based on the analysis, staff is recommending denial but have conditions should the board find positive findings and approve the application.

The applicant David Stockton was present and stated that the windows are in very poor condition and not good for multi-family residences. He stated that he proposed the windows with gridlines because that is what exists currently and he prefers the divided light. He stated that the storm windows will be removed because they don't match and they want a more unified clean appearance from the street. He mentioned that re-glazing the existing windows would be time consuming and costly and that the new windows have a ten year warranty. He mentioned also that they plan to replace the shutters so that they all match.

After discussion, Mr. Booe made a motion to approve the Certificate of Appropriateness to replace the windows on the properties located at 215 Capital Avenue with the following conditions: 1) the existing window openings shall not be enlarged or reduced in size; 2) the replacement windows shall be as indicated within the request; 3) the style of the windows shall match the divided light pattern of the existing windows; 4) any additional projects or other window replacements shall require review and approval by the Architectural Review Board unless a Certificate on No Exterior Effect is

issued; 5) that all shutters shall be replaced with the same size and material as the existing in accordance with section 17.10 pertaining to shutters and the shutters may be staff approved. All shutters as a part of this motion may be replaced with vinyl as it complies with section 17.10 of the Zoning Ordinance. The motion was seconded by Mr. Perry and carried unanimously.

Mr. Booe made a motion to adjourn. The motion was seconded by Mr. Stapleton and carried unanimously.